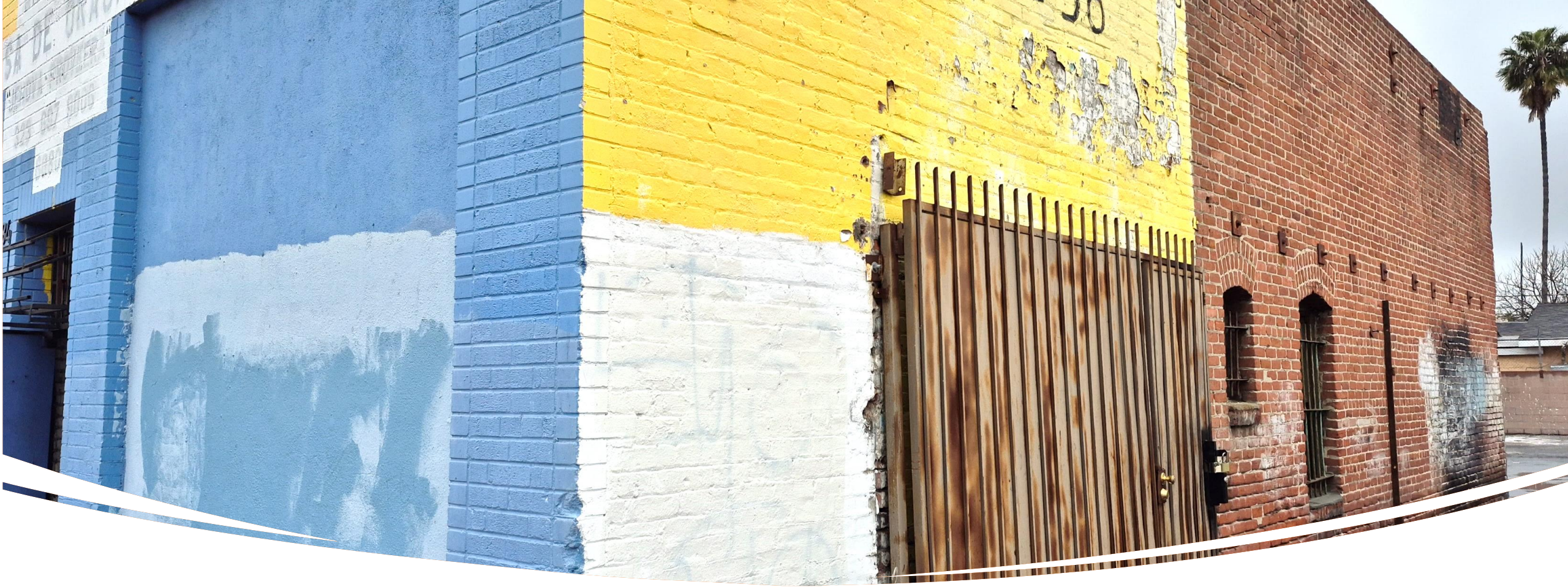


RETAIL SPACE FOR LEASE



*Exclusive listing by Mike Tolj
Tolj Commercial Real Estate
DRE NO: 01373646*

6080 & 6084 South Hoover, Los Angeles, CA 90044



PROPERTY HIGHLIGHTS

- *Bow Truss High Ceilings*
- *Secure Gated Property*
- *High Street Frontage & Visibility*
- *Conveniently near the 110 & 10 Freeways*
- *Minutes to Downtown Los Angeles*

6080 & 6084 South Hoover Street, Los Angeles, CA 90044

LEASE TERMS

Located in the South-Central area of Los Angeles, this **retail property** is ideal for a furniture store, fitness center, art gallery, learning center and more. All uses must comply with Los Angeles zoning codes and regulations.

Unit 1	6080
Square Footage:	Approx. 5,400
Rental Rate:	\$1.80 per sf per month
Term:	1-5 Years + (Modified Gross)

Unit 2	6084
Square Footage:	Approx. 2,400
Rental Rate:	\$1.95 per sf per month
Term:	1-5 Years + (Modified Gross)

Combined Units	6080 & 6084
Square Footage:	Approx. 7,800
Rental Rate:	\$1.75 per sf per month
Term:	1-5 Years + (Modified Gross)

Property is zoned LA-C2-VL-CPIO with a total lot size of 10,800 SF. Parking is unreserved and available on a first-come, first-served basis, with limited availability between both spaces. If leased separately, tenants will share trash and water costs.

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AERIAL VIEW

Hoover St

S Hoover St

J & M Market
Temporarily closed

Unit 1 | 5,400-sf



6080 S. Hoover St.

Unit 2 | 2,400-sf

Custom Bendz

6084 S. Hoover St.

715

725

720

711

719

6080 & 6084

South Hoover Street, Los Angeles, CA 90044



6080 & 6084 South Hoover Street, Los Angeles, CA 90044

INTERIOR PHOTOS – UNIT 1

6080 & 6084 South Hoover Street, Los Angeles, CA 90044



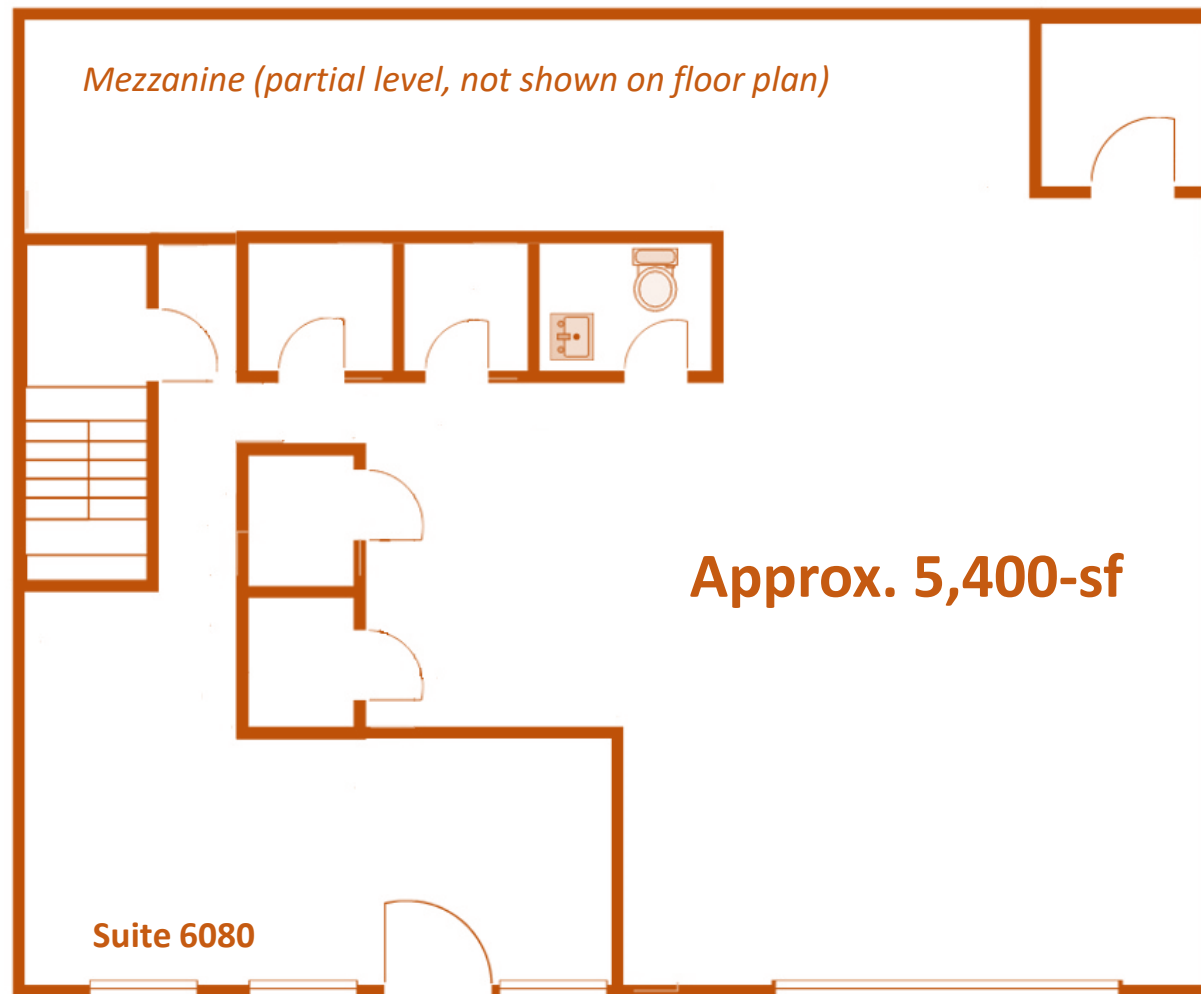
Mezzanine not in SF.

INTERIOR PHOTOS – UNIT 2



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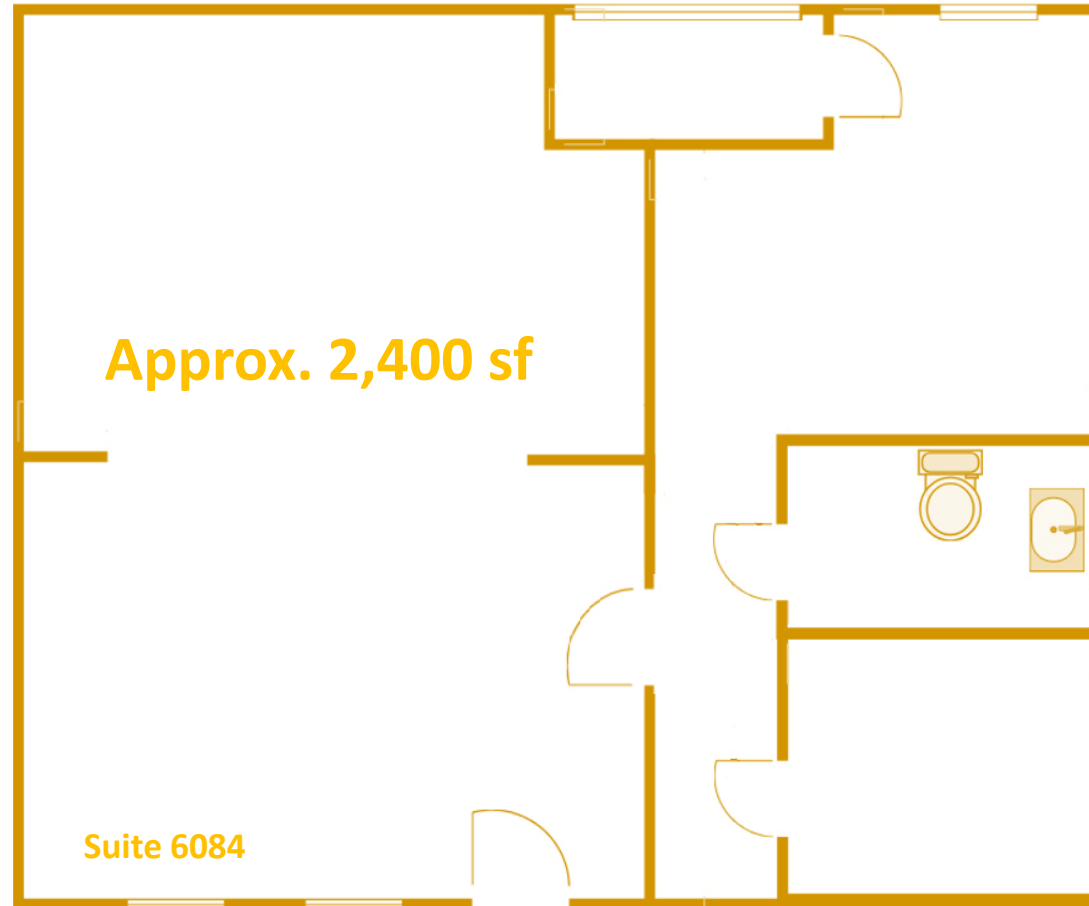
FLOOR PLAN



Floor plan is not to scale and may not be exact.

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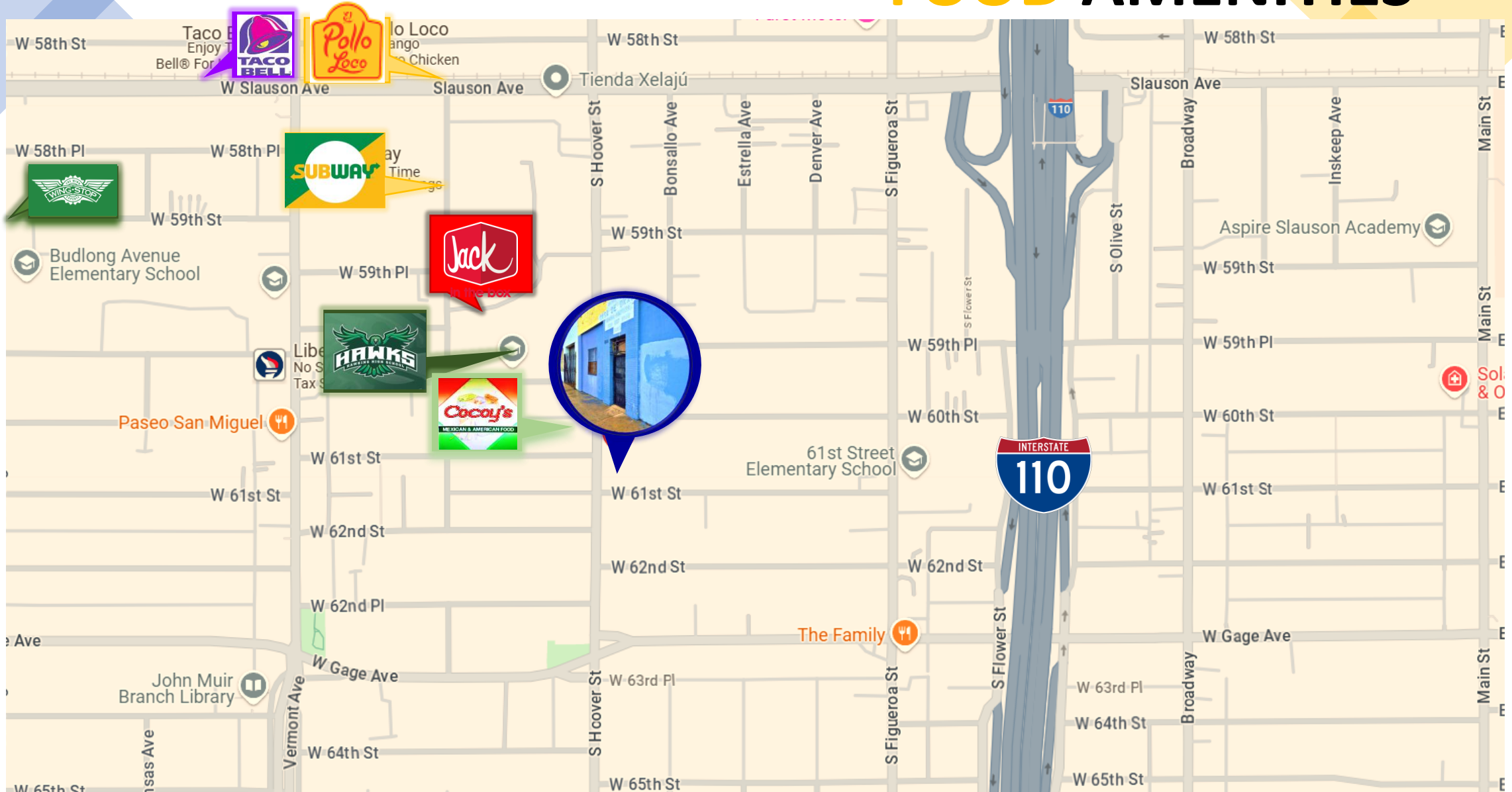
FLOOR PLAN



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FOOD AMENITIES



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REAR PARKING LOT

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Disclaimer and Information Notice

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